



Ms. Joseline Castaneda
Planner – Planning Division
City of Glendale
5850 West Glendale Avenue, #212
Glendale, AZ 85301
SR # 20-0042 – 5930 Northern Ave., Glendale, AZ 85301

Date: 5/15/2020



PROJECT NARRATIVE

Dear Ms. Castaneda,

My name is Edin Coralic and I am an Architect with Coralic, LLC. In this submittal I will be representing my client HZ Props RE, LTD, a Texas Limited Partnership. HZ Props RE, LTD. is seeking a Conditional Use Approval to construct a new 2,297 square foot stand-alone Popeyes Louisiana Kitchen fast food restaurant with a drive-thru on a 34,784 square foot parcel of land within the City of Glendale. The proposed lot is located at 5930 W. Northern Avenue and is currently undeveloped. The current zoning of the proposed lot is C-2. The other individuals that will be involved in this project are Beau Sisson, Director of Development for HZ Foods/ HZ Props and Craig Baker, Partner with SBL Engineering, our Civil Engineer.

The front of the building will be facing W. Northern Avenue. On-site parking and drive aisles are necessary for operation and are included within the scope. Accessible pedestrian circulation from W. Northern Avenue will also be accommodated.

The intended hours of operation will be between 10am to 10pm Sunday through Thursday and 10am to 11pm on Friday's and Saturday's. The anticipated maximum number of employees per shift is 8. Traffic circulation is expected to be heaviest around the lunch and dinner hours but is not expected to impede traffic of the surrounding area. Parking was calculated at 1 parking space per 100 square feet of building area. This would require minimum of 23 parking spaces. We are proposing a total parking count of 22 spaces of which 1 is accessible.

The exterior of the building will include the new 2020 NOLA image. It is RBI's (Restaurant Brands International – Owner of Popeyes Franchise) newest brand look. Its debut should not be until the third quarter of this year but since HZ Props RE, LTD. is a valued franchisee, they are allowed to construct this new image ahead of its scheduled release. The façade features visual breaks and material changes which highlight exterior depth. The building utilizes a bright and visually enticing color pallet that assists in providing a more unique and pleasing façade while maintaining the desired franchise look. Glazing is directed toward the main access street for maximum curb appeal and is well shaded against the desert sun with pre-finished metal canopies. Please refer to enclosed colored elevations for more information.

The fully sprinklered building will be V-B construction type (per 2018 IBC) and built with wood studs, wood trusses and wood sheathing as the primary structural members. The exterior will feature EIFS, Nichiha fiber cement board panel and cultured brick veneer façade along with multiple pre-finished metal canopies and prefinished aluminum storefronts. The roof will be an

R-30 PVC membrane roof system (color - white). All mechanical equipment will be located on the roof shielded from view with building parapets.

Signage will be proposed on three sides of the building. All signage will be back lit for visibility at night and it will be a separate permit submittal by the sign installer.

Our restaurant will be the last development to go into this master developed site. The Autozone to the West and the Car Wash to the East are already constructed and in service. We will be the final piece to the puzzle to have this lot fully developed. To the North of our lot are some single-family homes which are shielded from view with tall masonry walls and to the south across W. Northern Avenue are a stand-alone restaurant, a convenience store and a strip retail/ office building. On the opposite side of 59th Avenue, heading East, there is the Lowes big box retailer and Walmart with a number of outlot buildings of which some are fast-food restaurants. Heading west on W. Northern one can see more commercial buildings/ spaces as well as the Glendale Memorial Park Cemetery.

Observation of the surrounding area indicates that it has a large percentage of residential and retail/ office centers with limited food service options. It is the opinion of the design team that the addition of a food service establishment would benefit the surrounding area.

The main point of access to the proposed site will be from W. Northern Avenue utilizing existing curb-cuts and entrances located on adjoining lots as well as the rear access drive that serves these three properties. This was part of the master plan that the center site does not get a direct curb-cut on W. Northern Avenue. Accessible pedestrian access will be from W. Northern Avenue.

This project will be completed in one phase. Typical construction schedule is 120 calendar days. HZ Props, RE, LTD, has committed to RBI to have this store open and running this calendar year. Knowing our build schedule and the City's review times frames, we have asked for an expedited permit review for this site. The owner has agreed to the additional permit review costs to get this accomplished.

The building operations will require municipal water, sewer, power, gas and trash. This site will include an in-ground grease interceptor as well as underground storm water tank. The interceptor will be sized per the locally adopted 2018 IPC- International Plumbing Code. Gas and electric will be sized and coordinated with local gas and electric company.

Thank you for your time in reviewing this document and your assistance on this project. If you have any questions or need additional information, please don't hesitate to contact me.

Respectfully submitted,

 5-15-2020

Edin Coralic, RA, NCARB
Principal
Coralic, LLC
9700 MacKenzie Road, Suite 217
St. Louis, MO 63123
(314)578-4953
edin@coralicarchitecture.com